

170.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

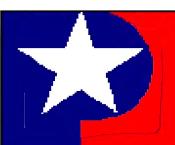
604,500 / 604,500

USE VALUE:

604,500 / 604,500

ASSESSED:

604,500 / 604,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BUONO CHIARA/ TRUSTEE	
Owner 2: CHIARA BUONO REVOCABLE TRUST	
Owner 3:	

Street 1: 40 SURRY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BUONO CHIARA -	
Owner 2: -	
Street 1: 40 SURRY ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .074 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	3232	Sq. Ft.	Site	0	70.	1.60	8										361,873						361,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3232.000	239,500	3,100	361,900	604,500		112719
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT		Parcel ID		170.0-0004-0003.0		!13142!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	239,500	3100	3,232.	361,900	604,500
2021	101	FV	232,200	3100	3,232.	361,900	597,200
2020	101	FV	232,300	3100	3,232.	361,900	597,300
2019	101	FV	192,200	3100	3,232.	361,900	557,200
2018	101	FV	190,500	3100	3,232.	320,500	514,100
2017	101	FV	190,500	3100	3,232.	268,800	462,400
2016	101	FV	190,500	3100	3,232.	268,800	462,400
2015	101	FV	185,800	3100	3,232.	232,600	421,500

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BUONO CHIARA,	72269-16	1	2/27/2019	Convenience	99 No No
DALTON-BUONO CH	64676-542		12/18/2014	Convenience	1 No No
TANG ANDREW-ET	51383-280		6/30/2008		395,500 No No
CHING HENRY S -	22172-37		6/30/1992		179,000 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment					Date	Result	By	Name									
3/16/2021	290	Redo Bat	48,870	C									8/25/2018	Inspected	PH	Patrick H									
													7/23/2018	MEAS&NOTICE	CC	Chris C									
													11/8/2008	Meas/Inspect	345	PATRIOT									
													12/10/1999	Meas/Inspect	263	PATRIOT									
													8/1/1991		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			OF-TOILET BMT & LAUNDRY SINK SCUTTLE.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 2	Rating: Fair												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: AV - Average	31. %			Interior:	1	6	3	M					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal: 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	31 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	3						
Bsmnt Gar:				Const Adj.: 0.98000199													
Electric: 3 - Typical				Adj \$ / SQ: 171.990													
Insulation: 2 - Typical				Other Features: 69600													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 347038													
Solar HW: NO	Central Vac: NO			Depreciation: 107582													
% Com Wal	% Sprinkled			Depreciated Total: 239456													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	171.99								
Model:				Special Features: 0				Val/Su Net:	107.69								
Serial #:				Final Total: 239500				Val/Su SzAd:	172.05								
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.0-0004-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1927	28.89	T	40	101			3,100		3,100
More: N	Total Yard Items:	3,100		Total Special Features:			Total:	3,100									
SKETCH																	
RESIDENTIAL GRID																	
DEPRECIATION																	
CALC SUMMARY																	
SUB AREA																	
IMAGE																	
AssessPro Patriot Properties, Inc																	